

PROPOSED G+IV STORED RESIDENTIAL BUILDING PLAN U/S 393A OF KMC ACT 1980 ALONG WITH KMC BUILDING RULES 2009 FOR 1) SRI ROHIT AGARWAL, 2) SRI CHANDRA ANAND SHARMA & 3) SRI BAIDYANATH ADHIKARY AT PREMISES NO. - 797A, PASUPATI BHATTACHARJEE ROAD, WARD NO. - 121, BOROUGH NO. - XIV, UNDER K.M.C.

SCALE - 1 : 100 (OTHERWISE MENTIONED)

- ASSEESSE NO. - 41-121-13-1507-0
- DETAILS OF DEED :
 - VOL. NO. - 1607-2021
 - BOOK NO. - 1
 - PAGES-225836 TO 225901
 - IN THE YEAR-28.04.2021
 - PLACE - A.D.S.R., BERAHA
- AREA OF PLOT OF LAND
 - (a) AS PER DEED (7K-7CH-02SFT)=497.877 SQM.
 - (b) AS PER B.L.A.L.R.O.(12.28 Satak)=497.821 SQM.
 - (c) AS PER B/D (7K-7CH-02SFT)=497.877 SQM.
- NO. OF STORES = G+IV
- DETAILS OF NON AVIC. TENANT : B-1, V-1602-2023, ENG-16027494, DT.18.05.2023, PAGES-11019 TO 11020, D.S.E.-II SOUTH PARGANAS.
- DETAILS OF FRONT GIFT : B-1, V-1602-2023, ENG-16028600, DT.18.05.2023, PAGES-221943 TO 221944, D.S.E.-II SOUTH PARGANAS.
- NO. OF TENEMENTS = 18 NOS.
- SIZE OF TENEMENTS = <50 SQM.-6 NOS. >50 TO <75 SQM.-12 NOS.

- GROUND COVERAGE
 - PERMISSIBLE - 249.222 SQM. (50.077%)
 - CONSUMED - 216.139 SQM. (43.429%)
- F.A.R. PERMISSIBLE - 1.750
- GR.F.L. COVERED AREA = 199.863 SQM.
- 1ST/2ND/3RD/4TH FL COVERED AREA = 212.665 SQM.
- TOTAL COVERED AREA = 1050.515 SQM. (INCLUDING THE SPACE EXEMPTED IN THIS RULE)
- TOTAL AREA EXEMPTED IN THIS RULE = 80.495 SQM.
- TOTAL COVERED AREA = 970.020 SQM. (EXCLUDING THE SPACE EXEMPTED IN THIS RULE)
- TOTAL COVERED AREA = 870.104 SQM. (LESS CAR PARKING = 99.828 SQM)
- CAR PARKING AREA = 99.828 SQM.
- CAR PARKING PROVIDED = 6 NOS.
- CAR PARKING AREA = 10.000-21.429-31.429 SQM.
- STAIR HEAD ROOM AREA = 5.890 SQM.
- LIFT MACHINE ROOM AREA = 9.378 SQM.
- O.H.TANK AREA = 5.890 SQM.
- LIFT MACHINE ROOM STAIR AREA = 2.625 SQM.
- TRREE COVER AREA = 13.069 SQM.
- PROVIDED (2.773%) = 13.069 SQM.

SPECIFICATION :-
 (1) GRADE OF STEEL : Fe415
 (2) GRADE OF CONCRETE : M20
 (3) OTHER SPECIFICATIONS WILL BE FOLLOWED AS PER N.B.C.

NOTES :-
 (a) ALL DIMENSIONS ARE IN MM.
 (b) ALL EXTERNAL WALLS ARE 200 TH.
 (c) ALL INTERNAL WALLS ARE 75TH & 125 TH.

OWNERS DECLARATION
 I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I/WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION. I/WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN). K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SAID PLAN.

NAME OF OWNER
 1) SRI ROHIT AGARWAL
 2) SRI CHANDRA ANAND SHARMA &
 3) SRI BAIDYANATH ADHIKARY

THE UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE & STABLE IN ALL RESPECT FROM THE GEO-TECHNICAL POINT OF VIEW.

NAME OF GEO-TECHNICAL ENGINEER
 BHASKAR ROY
 G.T./01

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME ON THE BASIS OF SUBMITTED SUB-SOIL INVESTIGATION REPORT REPORT BY SOIL-TECH (BHASKAR ROY, LIC. NO.-GT/2/II) AT 51/H, PRINCE COLAM HINDS ROAD, KOLKATA - 700 032, CONSIDERING ALL POSSIBLE LOAD INCLUDING SEISMIC AND WIND LOAD AS PER N.B.C. OF INDIA, CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

NAME OF STRUCTURAL ENGINEER
 DEBANSU ROY
 ESE-4/08

I CERTIFY ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND SITE CONDITION INCLUDING THE WIDTH OF ABUTTING ROAD CONFIRM WITH THE PLAN, & THAT IT IS A BUILDABLE SITE & NOT A TANK OR FILLED UP TANK, BOUNDED BY BRICK WALL & PILLAR.

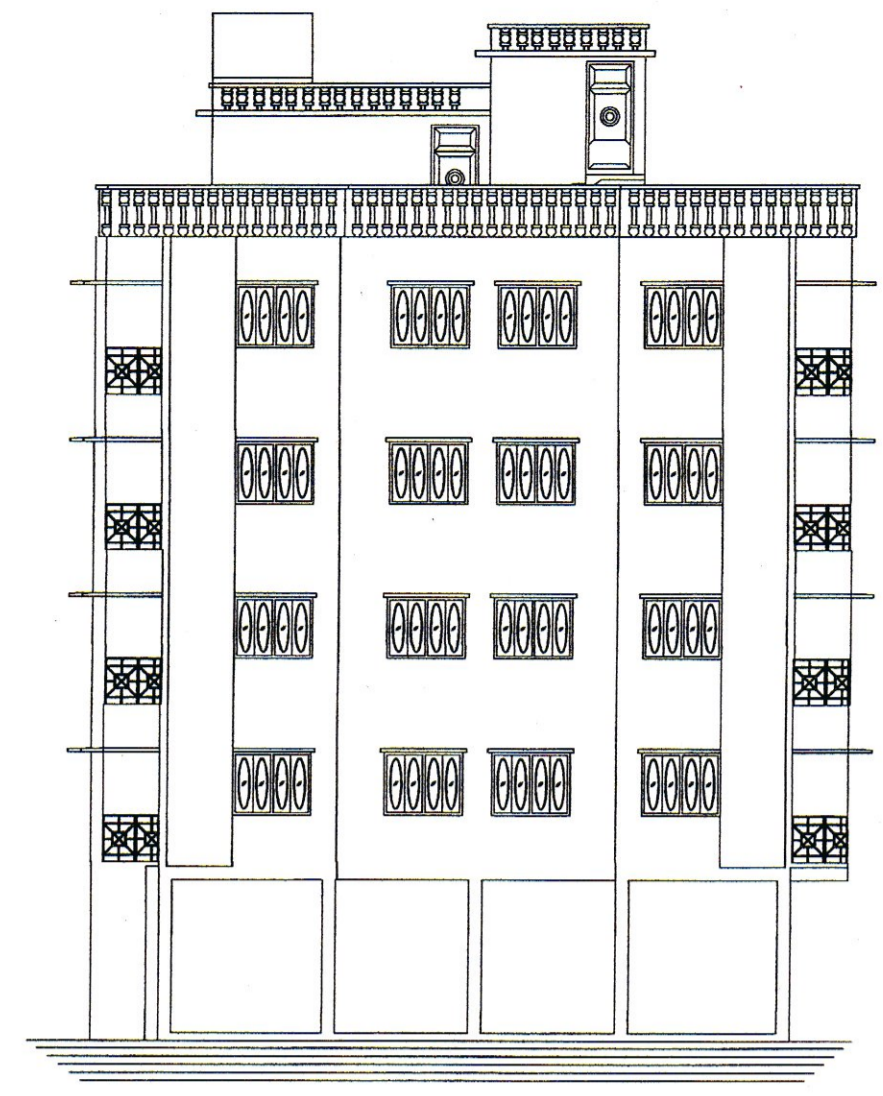
NAME OF I.B.S.(CLASS-I)
 ANIMESH CH. GURIA
 IBS-1/07

R.P. NO. :- 2023140254 **DATED :- 22.12.2023**
VALID UPTO :- 21.12.2028

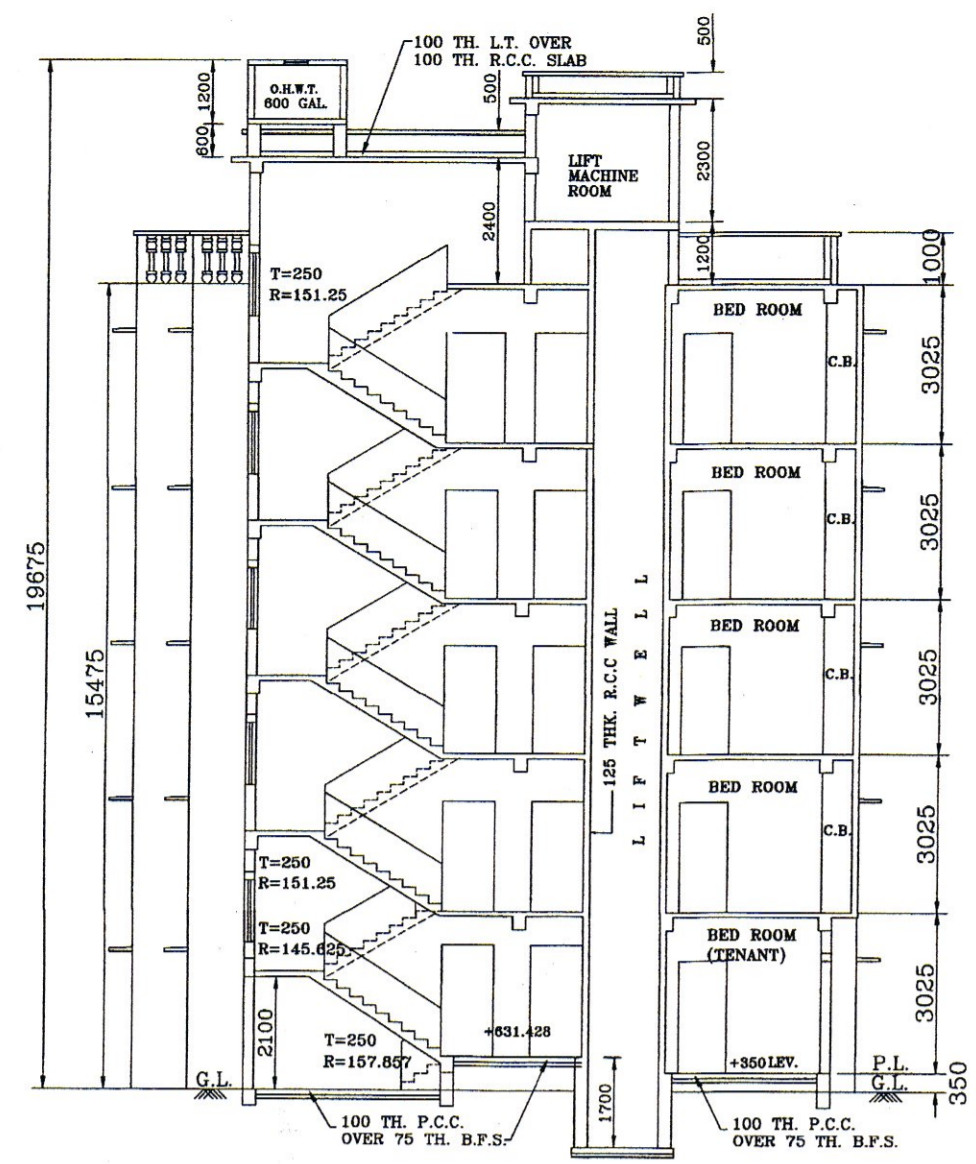
ATISHRANJAN MANNA Digitally signed by ATISHRANJAN MANNA
DIGITAL SIGNATURE OF A. E.

DEBOJIT DAS Digitally signed by DEBOJIT DAS
DIGITAL SIGNATURE OF P. E.

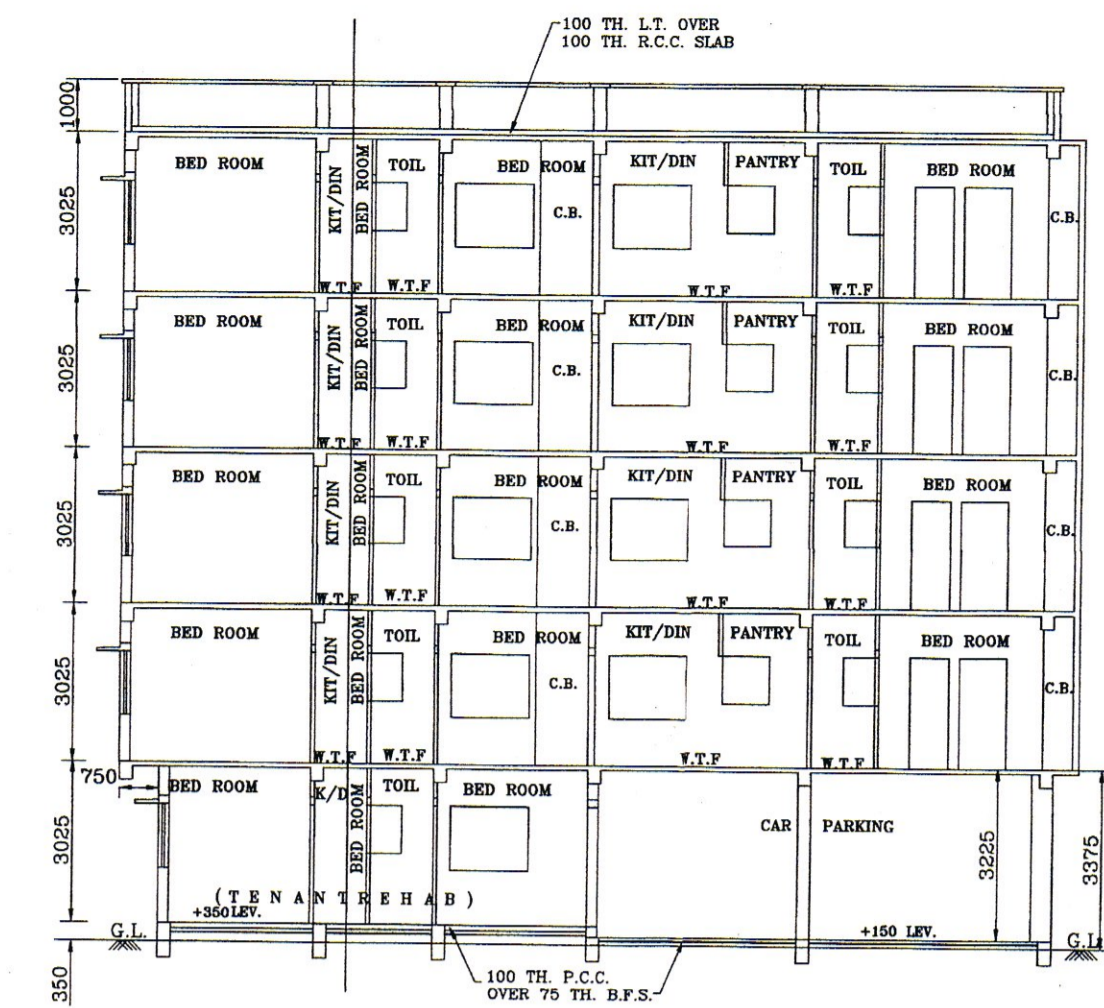
- CONSULTANT -
ANIMESH CH. GURIA



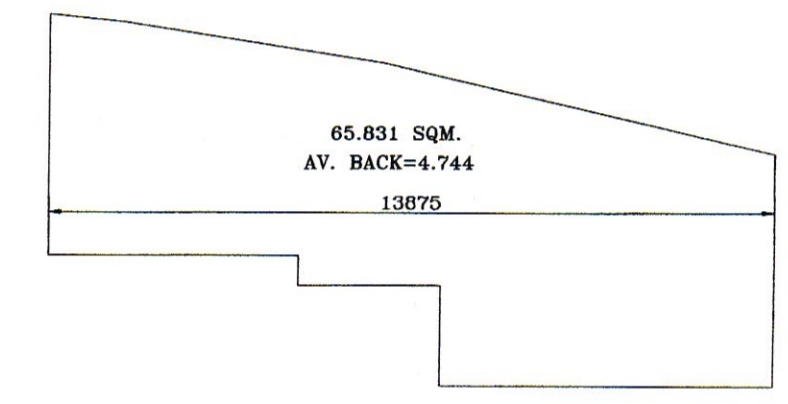
FRONT ELEVATION



SECTION ON A-A



SECTION ON B-B

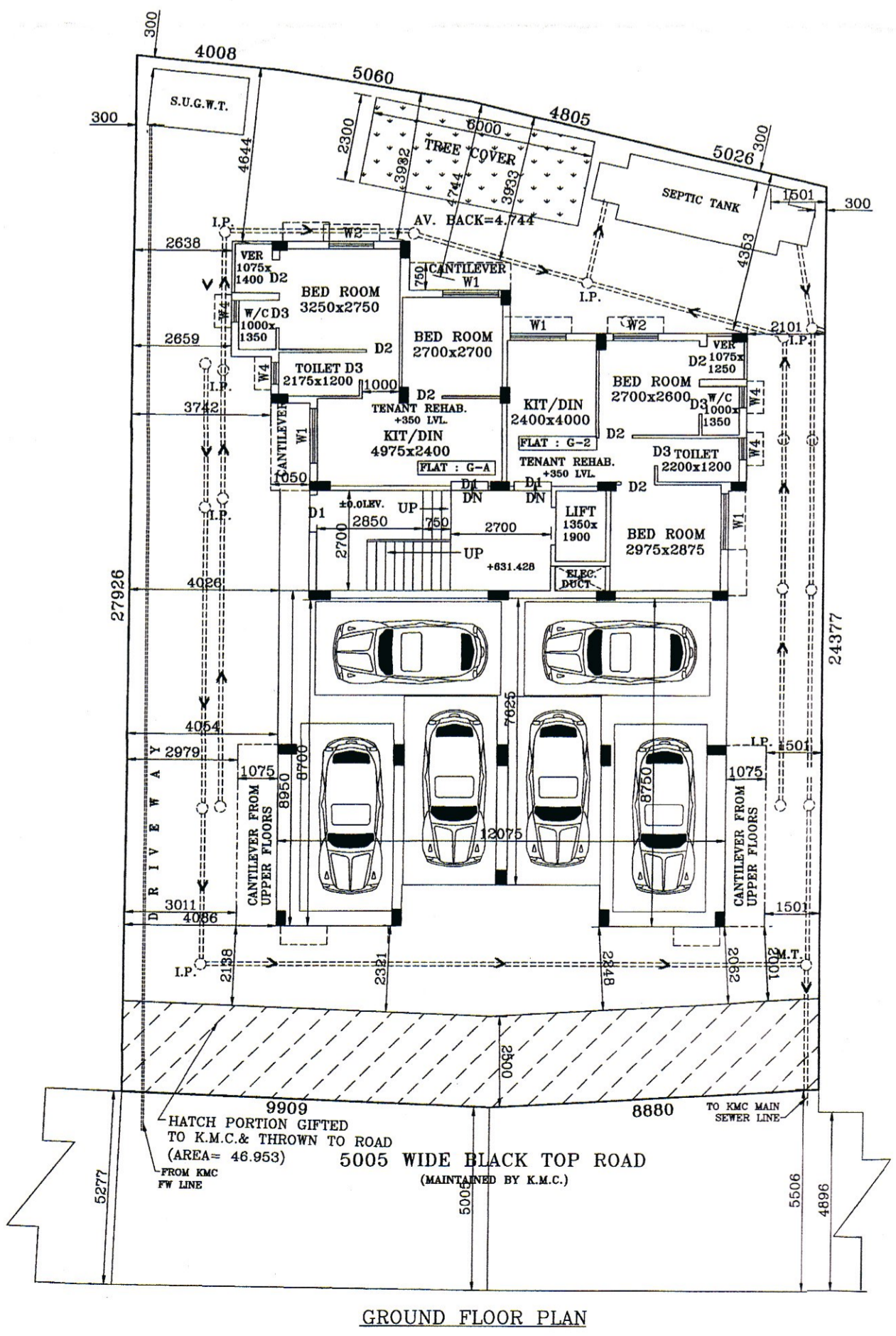


65.831 SQM.
 AV. BACK=4.744

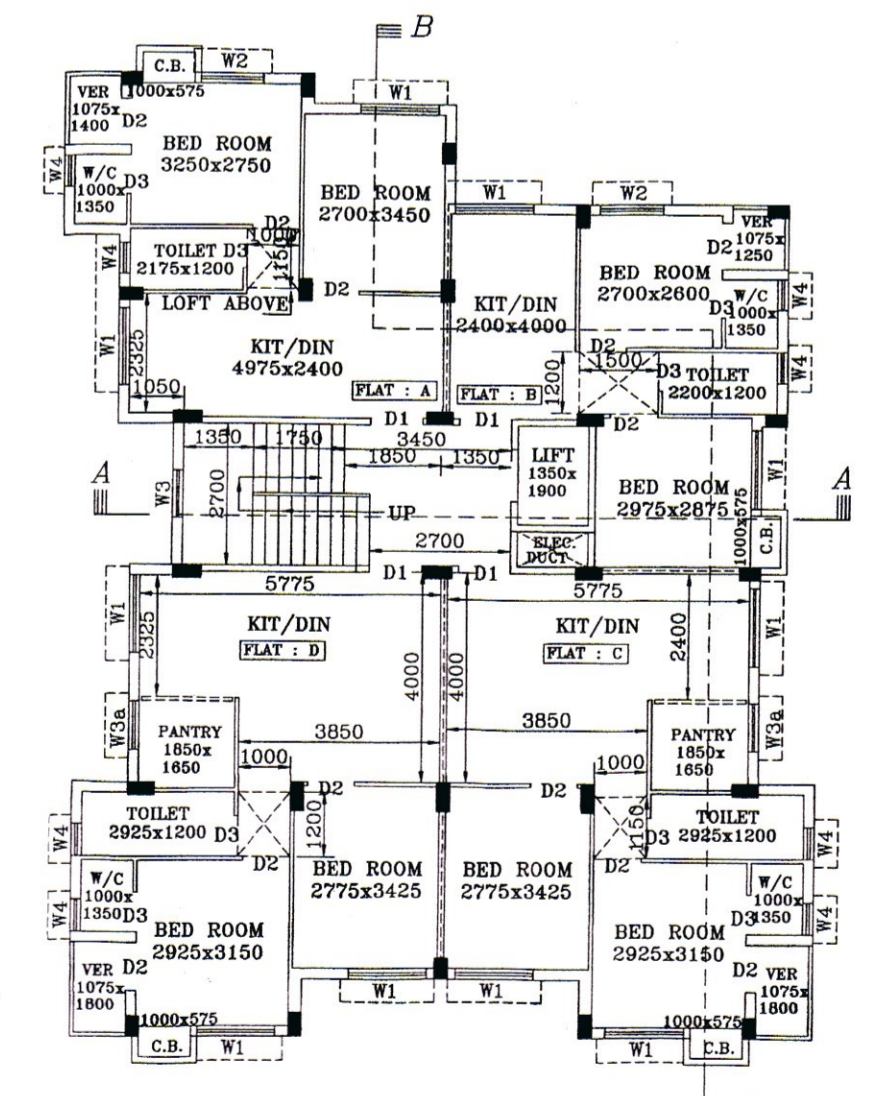
(*) THE DEPTH OF SEPTIC TANK & S.U.V.R. SHOULD NOT EXCEED THE DEPTH OF NEAREST COL. FOUNDATION OF THE BUILDING.

SCHEDULE OF DOORS & WINDOWS

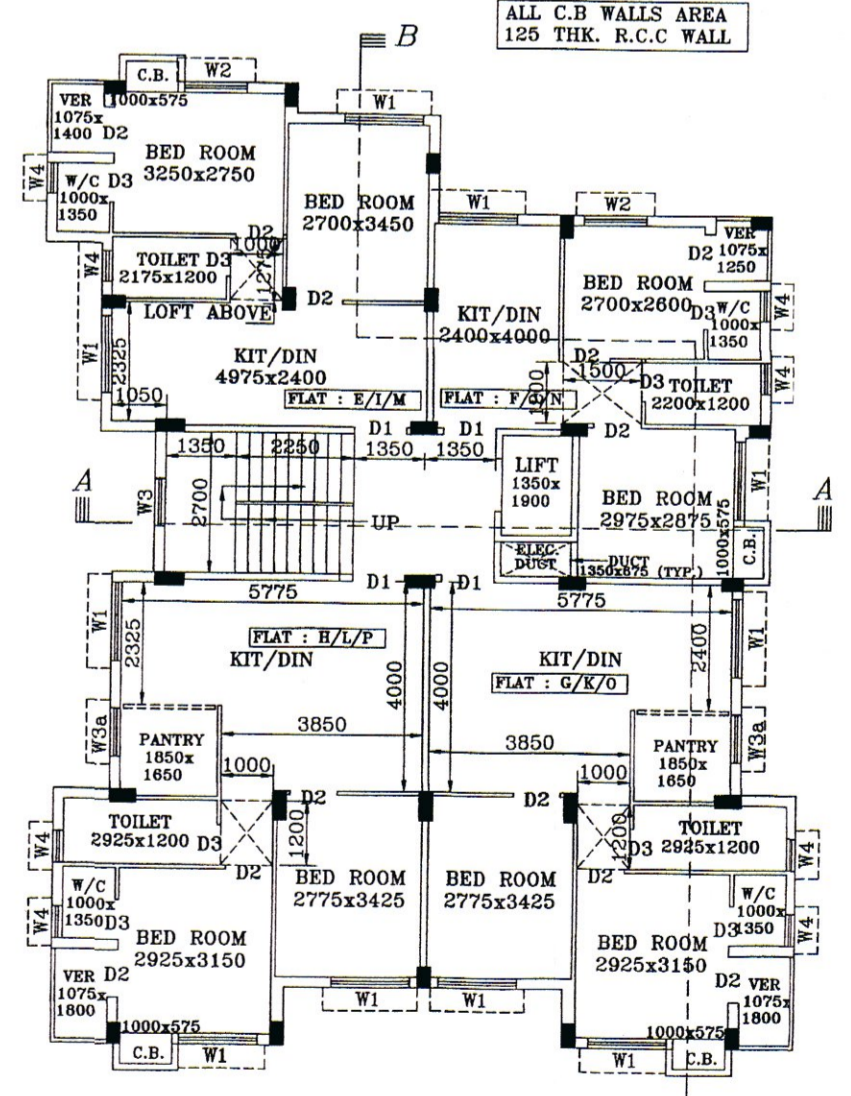
MRD.	WIDTH	HEIGHT
D	1000	2100
D1	900	2100
D2	750	2100
W1	1500	1200
W2	1500	1200
W3	900	1200
W3A	900	900
W4	600	900



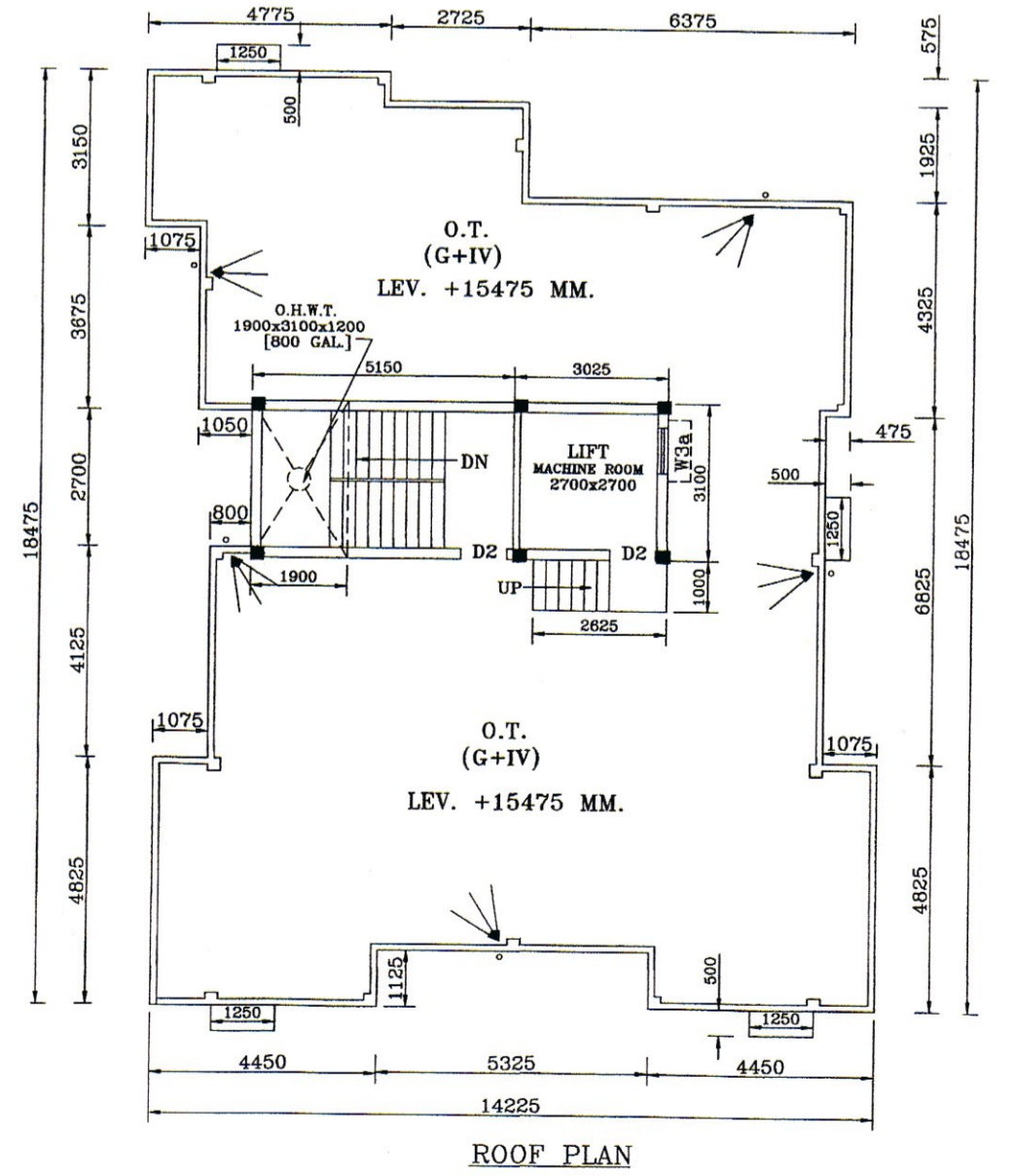
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TYPICAL FLOOR PLAN
 SECOND, THIRD & FOURTH FLOOR



ROOF PLAN

PREMISES NO. - 797A, PASUPATI BHATTACHARJEE ROAD, WARD-121, BR.-XIV, PERMISSIBLE HEIGHT IN REFERENCE TO C.Z.M. ISSUED BY AAI : 33.0 MTS.
 CO. - ORDINATE IN WGS 84 AND SITE ELEVATION (AMS)

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO. - ORDINATE IN WGS 84	SITE ELEVATION (AMS)	
	LATITUDE	LONGITUDE	
A	22° 29' 31.48" N	88° 19' 58.18" E	4.50 MTS.
B	22° 29' 30.66" N	88° 19' 57.91" E	4.50 MTS.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN I SHALL BE FULLY LIABLE FOR WHICH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS FAR LAW.

1) SRI ROHIT AGARWAL
 2) SRI CHANDRA ANAND SHARMA &
 3) SRI BAIDYANATH ADHIKARY
NAME OF OWNER(S) / APPLICANT(S)

ANIMESH CHANDRA GURIA
NAME OF I.B.S. NO. - 367(1)

BLOCK A